

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, July 26, 2016

77 N. Front Street, STAT Room (Lower Level)

Planning Division
50 W. Gay St.
Columbus, Ohio 43215-9040
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
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I. Attendance

Present: Steve Wittmann (Chair); Tedd Hardesty; Kyle Katz; Robert Loversidge;
Mike Lusk

Absent: Otto Beatty, Jr.; Michael Brown; Jana Maniace; Danni Palmore

City Staff: Daniel Thomas; Anthony Celebreze, Jr.; Daniel Blechschmidt, Ashley Senn

II. Approval of the June 28, 2016 Downtown Commission Meeting Results

Motion to approve (5-0)

III. Request for Certificate of Appropriateness

Case #1 16-7-1

2:04

Address: 300 East Broad Street - School Employees Retirement System of Ohio
(OSERS Building)

Applicant: Michael Pistiolas (The Kleingers Group)

Property Owner: School Employees Retirement System of Ohio – Mike McManaway

Design Professional : Michael Pistiolas (The Kleingers Group)

Request:

Certificate of Appropriateness to renovate / redesign plaza. CC3359.05(C)1)

*The School Employees Retirement System of Ohio Building and its plaza were approved
by the Downtown Commission in 1999.*

Discussion

The applicant intends to soften some of the hardscape of the original plaza by the addition of more grasses and shrubbery. A. – the plaza is probably about 80% hardscape now and this will be reversed. Maple trees will be kept. The same benches and receptacles will be used. KK - Motion to accept. TH – 2nd - RL – questioned about access to the building on the right – suggest access be retained with existing small concrete apron. A – that can be done.

Results

Approve as submitted (5-0) – suggestion to add or retain concrete strip to service adjacent building.

Case #2 16-7-2

8:00

Address: 111 East Main Street**Applicant:** Adrienne Consales, Black Ink, LLC**Property Owner:** Casto Real Estate**Design Professional :** Adrienne Consales, Black Ink, LLC**Request:**

Certificate of Appropriateness for the rehabilitation of former Ray Johnsons Seafood Market to Pecans Penny's BBQ. Project includes fenced north and south patio extensions. Graphics is also part of proposal. CC3359.05(C)1)

Discussion

Staff briefed the Commission on the past recent history of the building, which had been approved for use as a dog day care. That proposal failed to materialize. South Fourth Street and this part of East Main Street are emerging as a real entertainment area in downtown. This proposal would be part of this. AC – some additional information was provided. The mural on the west side is to promote the area identity, not be related to the restaurant per se. Two proposals for signage, which were very similar, were also presented. The building would be primarily left alone, with the exception of new doors and will be painted. The underside of the awnings will also be painted. Glass garage doors, with teal colored aluminum, will be added. Finishes were discussed. The pergolas, which are out front, will be heated to expand their yearly time of use. Planters will be inside the patios. Fencing was discussed. The patio will be a whole new slab of concrete. Colors shown. There will be string lights on the exterior as well as goosenecks at the entries, along the west façade and on the back side.

Signage was discussed. RL & SW expressed concerns with entry off of the parking lot and felt that there should be a least some definition in terms of height. Continue the concrete slab. KK – move to accept, RL – 2nd. RL – streetscape? AC – we could look into some. There is some green on the patio. KK – the signage already looks great, we would be happy with either.

Results

Motion to approve (5-0) This includes signage.

Case #3 16-7-3

23:50

Address: 33 N. Grant Ave.**Applicant:** Todd Dillon, Hometeam Properties**Design Professional:** Kimbererly Mikanik, Architect**Property Owner:** Hometeam Properties**Request:**

Certificate of Appropriateness for the installation of a new storefront. CC3359.05(C)1)

Project #1(below) was approved by the Commission in May of this year and a Certificate of Appropriateness has been issued for the rear improvements.

Discussion

Revised drawings were presented to Commission. Existing awnings will be removed to reveal just glass. Will return for signage review once tenants are located. They are looking possibly for an office / tech company related to proximity to Columbus State and CCAD. KK asked about specifics about potential graphic across transom windows. TD – maybe something like neon –

something relatively transparent. SW – don't know about neon but we'll be happy to look at. Suggest some type of scheme for the building to help direct a tenant. Guidance / parameters for the tenant. What is space between glass. KK – concern that signage might conflict with the architecture that has been so nicely brought back. RL – maybe you float something over it. KK – move to accept, TH – 2nd., appreciates your response from earlier meeting.

Results

Motion to approve (5-0)

Case #4 16-7-4

30:00

Address: 22 West Gay Street

The Diamond Exchange

Applicant: Steward Gibboney, Agent for Brick & Mortar Property LLC

Property Owner: Brick & Mortar Property LLC

Design Professional : Fred Hutchison, Architect: ReDesign Architecture

Request:

Certificate of Appropriateness for covered parking (carport) in the rear of building.
CC3359.05(C)1)

This project is adjacent to the recently approved Edwards 85-111 project.

Discussion

Staff showed slides that integrated the Edwards 85-111 N. High St. project as a way of providing contextual information showing site and massing relationships. SG – access would allow people to walk thru the site. The proposed materials of the Gay and Wall Street facades are corrugated steel, intentionally different from 22 W. Gay. Had looked at other materials, but wanted modern approach. There is underground vault underneath portion of abandoned alley. The height of the carport is due to relating to the window height of the existing 22 W. Gay. KK – Does it have to wrap the building? SG – it could probably stop a little sooner, I was more concerned with dealing with the buildup of snow and rain (partially caused by the new apartment building). Another idea is to keep moisture off of the vault. Grade and water influence design. RL – interested in the relationship between this addition and the new Edwards building. SG – has spoken with the project manager of the Edwards building and talked about timing. KK – I'm not certain that corrugated steel would be the best material. Your building is special and I don't know if the material complements it. ML – something that goes with what Edwards is doing? Stucco? KK – It's going to look like an afterthought and an inexpensive application. There might be other materials that don't cost an arm and a leg but will have a better visual. RL – Its right next to a bunch of transformers on an alley. TH – I'm struggling with both ends being open from a security standpoint. Do we want to encourage the public to walk through? This also relates to the park space and what it will look like. KK – I agree that a solid wall would be preferable adjacent to the park. Maybe a trompe-l'oeil related to your business on the wall facing the park. Could use perforated vinyl to let air circulate but I can't buy the corrugated metal. Relate to what is going on at the park. Staff – as of now Edwards just shows area as "park". SW – we need to remind Edwards that they need to develop what the park will be and come back to us. SW – you might not want to embellish the wall facing the park, just have something that "goes away" – maybe something like drivet. Maybe a medium tone color. Or you could use metal panels. Gay Street is the more important view over the alley. RL – How about a trellis with vines on it? SW – who will

maintain? It's going to be Edwards park. KK – there is a solution. SG – I hear that this is supposed to be a doggie park. RL – all the more reason for a wall. SG – I'm fine with wall and coordinating with the Edwards Co. once they get further along. They could just match with the wet wall of the Edwards park. KK – move to allow the structure, find a different material for final walls and for solid wall to back park. Bring some options and we'll figure it out. SW – you have a nice building, figure how to transition the connection between y Edwards on the Wall Street elevation and your building. SG – I would like to get these on to Building and Zoning. Get an approval on the structure and come back with details.

Results

Approve the structure, come back for exterior wall surfaces on west and south facades, the south (Gay Street façade) being closed. (5-0)

V. Requests for Certificate of Appropriateness for Advertising Murals

Case #5 16-7-5M

50:00

Mid-Ohio Foodbank ad mural

Address: 34 N. High Street

Applicant: Orange Barrel Media

Property Owner: Thirty Four Corp.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 34 N. High Street. Proposed mural — Mid-Ohio Foodbank - “Get a fresh perspective”. There have been numerous murals at this site, many of which are public service in orientation, the last being for Gambling Abuse. CC3359.07(D).

Dimensions of mural: 20'W x 33'H, two dimensional, non lit

Term of installation: Seeking approval from Sept. 2, 2016 through Jan. 4, 2017

Area of mural: 660 sf

Approximate % of area that is text: 9%

Discussion

Public service orientation.

Results

Approve as submitted. (5-0)

VI. Business / Discussion

52:30

Public Forum

Staff Certificates of Appropriateness have been issued since last notification (April 21, 2016)

1. 150 E. Broad St. – Repair of storefront due to auto accident
2. 431 E. Broad St. – Methodist Church Social Welfare Office sign
3. 260 S. Fourth St. – Hadley's Bar & Grill – revised sign

4. 114 S. Front St. – Cravings Restaurant sign
5. Hilton Skybridge – Senior Golf Banner – R.O.W. referral
6. Hilton Skybridge – Senior Golf Banner – Graphics CoA

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.